009.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,135,600	/	1,135,600
USE VALUE:	1,135,600	/	1,135,600
ASSESSED:	1,135,600	/	1,135,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNHAM JAMES NEAL ETAL/ TRS	
Owner 2:	JAMES NEAL BURNHAM & SUSAN	
Owner 3:	DIANE CROSS LIVING TRUST	
Street 1:	16 WYMAN TERRACE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BURNHAM J NEAL & -
Owner 2:	CROSS SUSAN D -
Street 1:	16 WYMAN TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,015 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 3663 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6015.000	650,300	4,900	480,400	1,135,600
Total Card	0.138	650,300	4,900	480,400	1,135,600
Total Parcel	0.138	650,300	4,900	480,400	1,135,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.02 | /Parcel: 310.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	7655
GIS Ref	
GIS Ref	
Insp Date	06/13/13

!821!

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	650,200	4900	6,015.	480,400	1,135,500	1,135,500	Year End Roll	12/18/2019
2019	104	FV	478,800	4900	6,015.	510,400	994,100	994,100	Year End Roll	1/3/2019
2018	104	FV	478,800	4900	6,015.	372,300	856,000	856,000	Year End Roll	12/20/2017
2017	104	FV	447,700	4900	6,015.	324,200	776,800	776,800	Year End Roll	1/3/2017
2016	104	FV	447,700	4900	6,015.	276,200	728,800	728,800	Year End	1/4/2016
2015	104	FV	396,600	4900	6,015.	270,200	671,700	671,700	Year End Roll	12/11/2014
2014	104	FV	396,600	4900	6,015.	222,200	623,700	623,700	Year End Roll	12/16/2013
2013	104	FV	338,700	4900	6,015.	211,400	555,000	555,000		12/13/2012

PRINT

Date	Time
12/10/20	16:32:13

LAST REV

Date	Time
07/14/20	15:51:19

mmcmakin

821

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNHAM J NEAL	74948-471	1	6/23/2020	Convenience	99	No	No		
KILEY ELEANOR C	60285-372		10/19/2012		691,000	No	No		
	20299-467		1/1/1990		100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2013	161	Heat App	6,000	C				
1/8/2013	29	Redo Kit	140,000	C				
11/12/2008	1371	Manual	12,000	C				remove fr porches

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	Measured	JBS	JOHN S
5/22/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	163	PATRIOT
9/23/1999	Meas/Inspect	243	PATRIOT
8/26/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6015		Sq. Ft.	Site		0	80.	1.00	1									480,358						480,400	

Total AC/HA: 0.13809 | Total SF/SM: 6015 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 480,358 | Spl Credit | Total: 480,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97188842
Const Adj.:	1.00989902
Adj $ / SQ:	166.857
Other Features:	106642
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798927
Depreciation:	148600
Depreciated Total:	650327

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

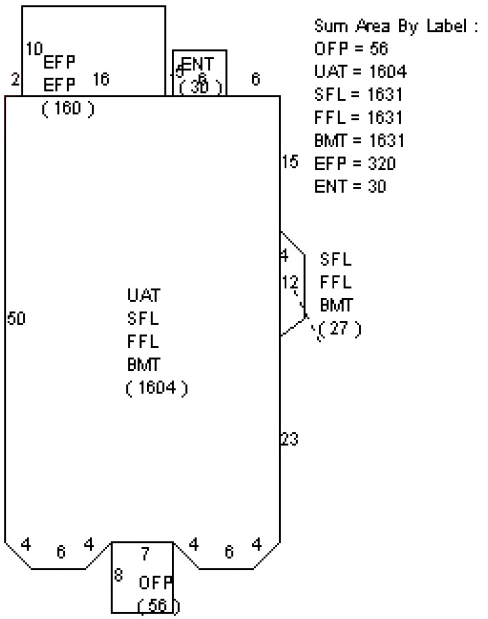
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,631	50.060	81,643
FFL	First Floor	1,631	166.860	272,143
SFL	Second Floor	1,631	166.860	272,143
UAT	Upper Attic	401	128.480	51,520
EFP	Enclos Porch	320	36.090	11,548
OFP	Open Porch	56	44.440	2,488
ENT	ENTRY	30	26.660	800
	Net Sketched Area:	5,700	Total:	692,285
Size Ad	3262	Gross Are	6903	FinArea 3663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.86
Special Features:	0	Val/Su Net:	114.09
Final Total:	650300	Val/Su SzAd	199.36

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1920	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900